

MINUTES OF THE  
EAST COVENTRY TOWNSHIP PLANNING COMMISSION  
MEETING HELD ON JANUARY 17, 2007  
(Approved February 22, 2007)

The Planning Commission held their monthly meeting on Wednesday, January 17, 2007. Present for the meeting were Roy Kolb, Walter Woessner, N. Lance Parson, and Kathryn Alexis.

Mr. Woessner called the meeting to order at 7:00 p.m. and the pledge was recited.

Organization will take place at a later date.

**CITIZENS COMMENTS**

There was no public comment.

**1. MINUTES**

Mr. Woessner moved to approve the minutes of the December 20, 2006 monthly meeting as amended. Mr. Parson seconded the motion. The motion carried with a 4-0-0 vote.

Amendments being under subheading, Neuman Subdivision, in the second sentence change 'that the' to 'to', under subheading, Telvil Hall, correct paragraphs to remove all third-party references.

Mr. Woessner moved to approve the second draft of the minutes of the January 4, 2007 workshop meeting. Mr. Kolb seconded the motion. The motion carried with a 4-0-0 vote.

**2. NEUMAN SUBDIVISION**

Mr. Stephen Kalis, counsel for the applicant, and engineer for the applicant were present.

There was a discussion regarding the Neuman sketch plan last revised November 30, 2006. Mr. Woessner noted concerns regarding driveway locations and the applicant noted it will be corrected. Mr. Woessner noted a waiver will be needed from Section 411.13 of the Subdivision and Land Development Ordinance to the bulb not being adjacent to the tract boundary. Changes need to be made to the draft resolution regarding septic beds. Mr. Woessner was concerned that the issues being discussed are not on the last set of reviewed plans. Mr. Woessner questioned the ability to approve plans not containing required changes that have been discussed. Mrs. Alexis noted that the plan that is up for approval is a conceptual plan.

Mrs. Alexis moved to recommend sketch plan approval for the Neuman Subdivision in accordance with amended draft resolution dated January 10, 2007. Mr. Kolb seconded the motion. Mr. Woessner voted no. The motion carried with a 3-1-0 vote. Amendments being Section 5.B.1 put 'of' between 'grant and any', Exhibit B add o. All primary and secondary sewage absorption areas shall be located outside the 100' isolation circles associated with on-lot wells, Exhibit D add waiver request as below:

Ordinance and Section: SALDO 411.13

Ordinance Requirement: Cul-de-sac bulb must be extended to the tract boundary

Waiver Request: To allow the cul-de-sac bulb to terminate in advance of the tract boundary

Applicant's Justification: To be provided at the initial submission of preliminary plans

### **3. WALLEY TRACT**

Mr. Joe Ippolito of Ruggerio Development Group, Mr. David Malman, counsel for the applicant and Mr. Matt Williams, engineering representative were present.

There was a review of the Walley Tract sketch plan last revised April 18, 2006 in accordance with Township Engineer letter dated December 28, 2006, Township Planner letter dated January 4, 2007, and Traffic Engineer letter dated January 9, 2007.

Mr. Malman stated that a zoning variance was obtained from the Zoning Hearing Board regarding the acreage requirement issues. The applicant noted that they will comply with the comments found in the consultant review letters. It was noted that a traffic study will be required with the preliminary plan submission. It was requested that the Parks and Recreation Committee be provided a copy of the Walley plan for review. There was a discussion regarding net area issues. It was recommended that the applicant provide the township with a letter requesting an opinion from the Township Solicitor. It was requested the driveways be shown relative to the garage entrances and it was noted that no sewer laterals or vents are to be placed in the driveways.

### **4. WOODCREST ESTATES II**

There was nobody present to represent the Woodcrest Estates II applicant. There was a discussion of the status of the 'unnamed tributary to the Pigeon Creek' and its proximity to one of the proposed dwellings. Further review of the Woodcrest Estates II preliminary plan dated August 11, 2006 was tabled.

### **5. PAINTER TRACT**

Mr. Scott Emerson of Bentley Communities was present. Mr. Kolb moved to accept for review the Painter Tract sketch plan dated December 28, 2006. Mrs. Alexis seconded the motion. The motion carried with a 4-0-0 vote. Stormwater concerns were noted. The Township Engineer noted he will abstain from review of the Painter Tract due to a conflict.

### **ADDITIONAL ITEMS BROUGHT BEFORE THE BOARD**

Mr. Woessner distributed for review the first draft of the Planning Commission annual report. There was a brief overview of the project matrix. Some members of the Planning Commission will be attending the Landscapes breakfast on January 29, 2007.

### **ADJOURNMENT**

Mr. Kolb moved to adjourn the monthly meeting at 8:35 p.m. Mrs. Alexis seconded the motion. The motion carried with a 4-0-0 vote.

Respectfully submitted,

Bonnie L. Frisco  
Secretary